

1 DEMOLITION FLOOR PLAN
 A1.00 SCALE: 1/8" = 1'-0"

SYMBOLS LEGEND	
	INDICATES WALL/ITEM TO BE DEMOLISHED
	EXISTING WALL TO REMAIN U.O.J.

GENERAL NOTES

GENERAL NOTES ARE TYPICAL AND APPLY TO ALL ASPECTS OF THE RENOVATION WORK.

CONTRACTOR TO VERIFY ALL WALLS SCHEDULED FOR DEMOLITION ARE NON-LOAD BEARING. PRIOR TO REMOVAL OF ANY PORTION OF WALL, CONTACT ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO REMOVAL OF ANY LOAD-BEARING COMPONENTS OF BUILDING.

U.O.J. ALL EXISTING STRUCTURAL ITEMS ARE TO REMAIN. NOTIFY ARCHITECT IMMEDIATELY OF ANY HIDDEN OR UNFORESEEN CONDITIONS.

ALL DIMENSIONS SHOWN ON DRAWINGS ARE TO FACE OF FINISHED SURFACE. ALL EXISTING DIMENSIONS ARE +/- AND TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ORDERING MATERIALS.

REFER TO MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS FOR ADDITIONAL DEMOLITION WORK.

THE DEMOLITION PLANS ARE INTENDED TO SHOW THE GENERAL CONDITIONS WHICH ARE EXPECTED TO OCCUR. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH THE WORK. IF DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH THE WORK IN QUESTION.

INSPECT ALL SUBSTRATES, FRAMING, OR ANY OTHER ELEMENT HIDDEN FROM VIEW. NOTIFY ARCHITECT OF ANY UNFORESEEN DETERIORATION OR DAMAGE.

THE CONTRACTOR SHALL REPAIR AT NO COST TO THE OWNER DAMAGES CAUSED TO ADJACENT AREAS BY DEMOLITION WORK.

ALL ITEMS INDICATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED FOR THE DURATION OF CONSTRUCTION.

A1.00
 DEMO PLAN
 1/8" = 1'-0"

ISSUED	
10.08.18	For SAP

New Retail White Box
 3178 Peachtree Road
 Atlanta, GA 30305

Selig Enterprises
 1100 Spring Street NE, Suite 650
 Atlanta, GA 30309

Project Number: 616.00
 RELEASED FOR PERMIT & CONSTRUCTION

CONTRACTOR

STRUCTURAL
 Kelly Allbright
 PEC Structural Engineering
 130 Krog Street, Suite Z
 Atlanta, Georgia 30307
 404.660.6022

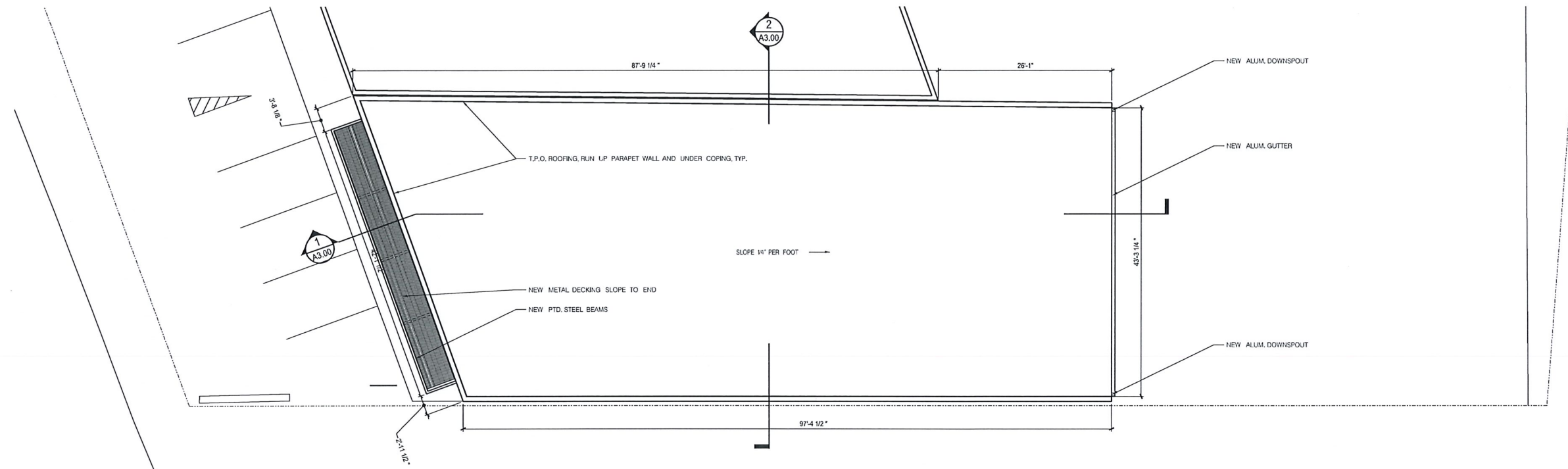
M.E.P. & F.P.
 Westside Engineering
 5525 Interstate North Parkway
 Suite 200
 Atlanta, GA 30328
 Phone: 404-242-8240

CIVIL

Plexus R + D, Inc.

914 Howell Mill Road, Suite 400 - Atlanta, Georgia 30318
 404.393.7728 PHONE

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1 ROOF PLAN
A1.03 SCALE: 1/8" = 1'-0"

ISSUED
10.03.18 For SAP

New Retail White Box
3178 Peachtree Road
Atlanta, GA 30305

Selig Enterprises
1100 Spring Street NE, Suite 550
Atlanta, GA 30309

Project Number: 616.00
RELEASED FOR PERMIT & CONSTRUCTION

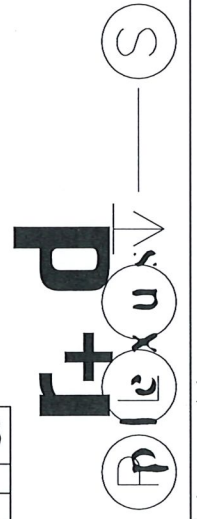
CONTRACTOR

STRUCTURAL
Kelly Allbright
PEC Structural Engineering
130 Krog Street, Suite Z
Atlanta, Georgia 30307
404.660.6022

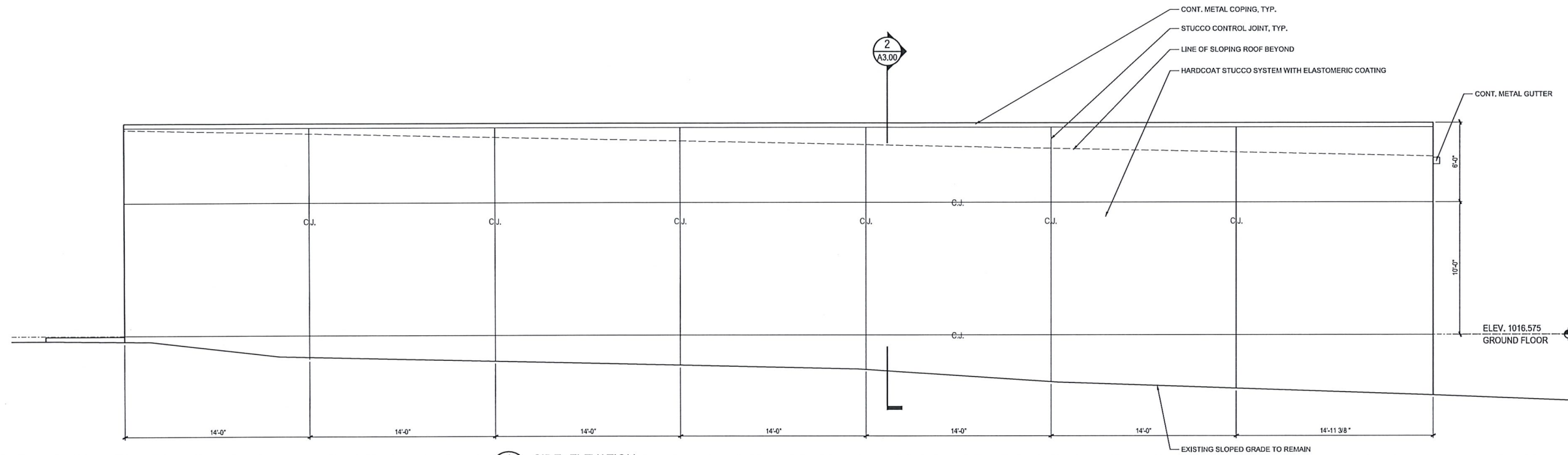
M.E.P. & F.P.
Westside Engineering
5525 Interstate North Parkway
Suite 200
Atlanta, GA 30328
Phone: 404-242-6240

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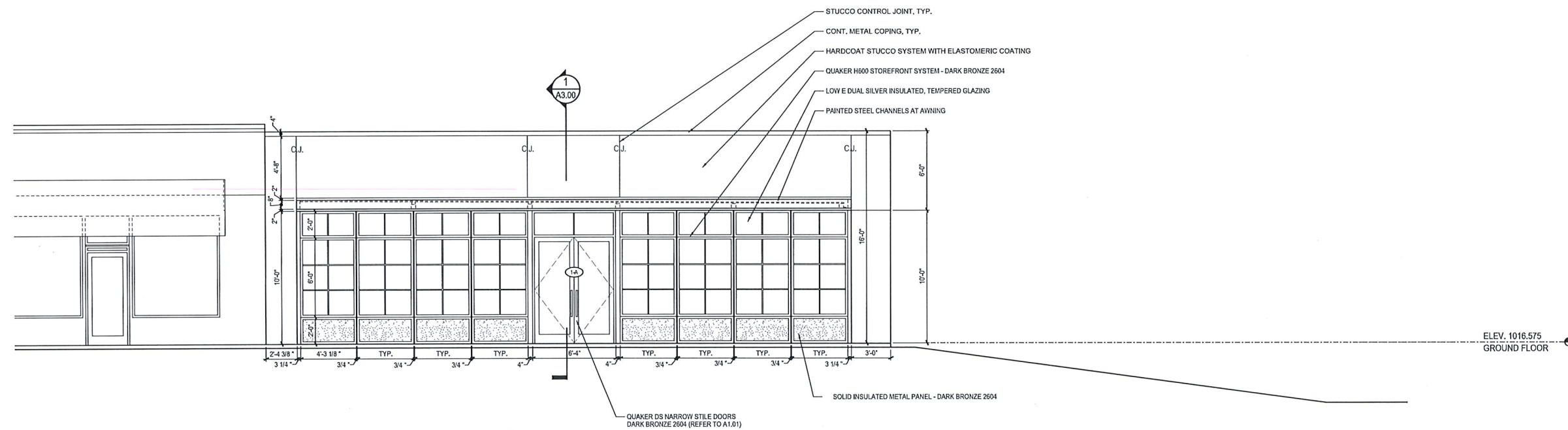
A1.03
ROOF PLAN
1/8" = 1'-0"



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1 SIDE ELEVATION
A2.00 SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
A2.00 SCALE: 1/4" = 1'-0"

ISSUED
10/28/18 For SA ²

New Retail White Box
3178 Peachtree Road
Atlanta, GA 30305

Selig Enterprises
1100 Spring Street NE, Suite 550
Atlanta, GA 30309

Project Number: 6116.00
RELEASED FOR PERMIT & CONSTRUCTION

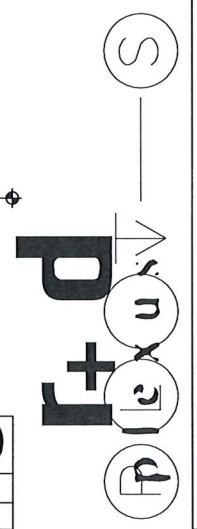
CONTRACTOR

STRUCTURAL
Kelly Allbright
PEC Structural Engineering
130 Krog Street, Suite Z
Atlanta, Georgia 30307
404.660.6022

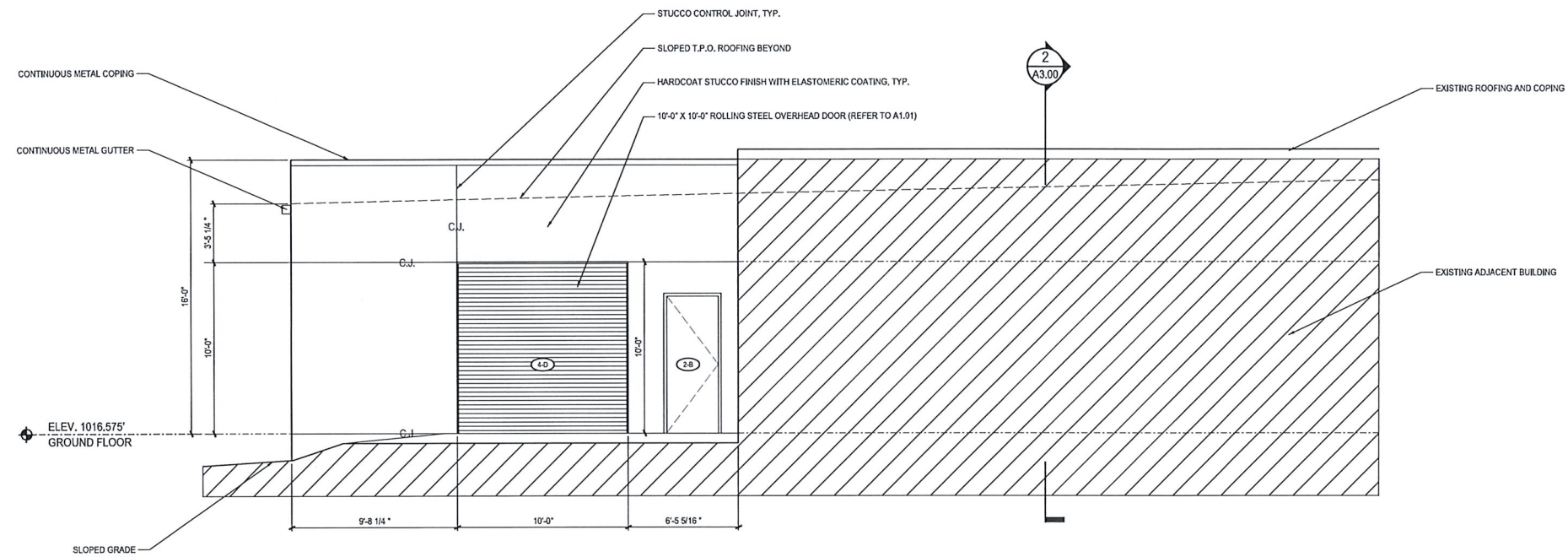
M.E.P. & F.P.
Westside Engineering
5525 Interstate North Parkway
Suite 200
Atlanta, GA 30328
Phone: 404-242-6240

CIVIL

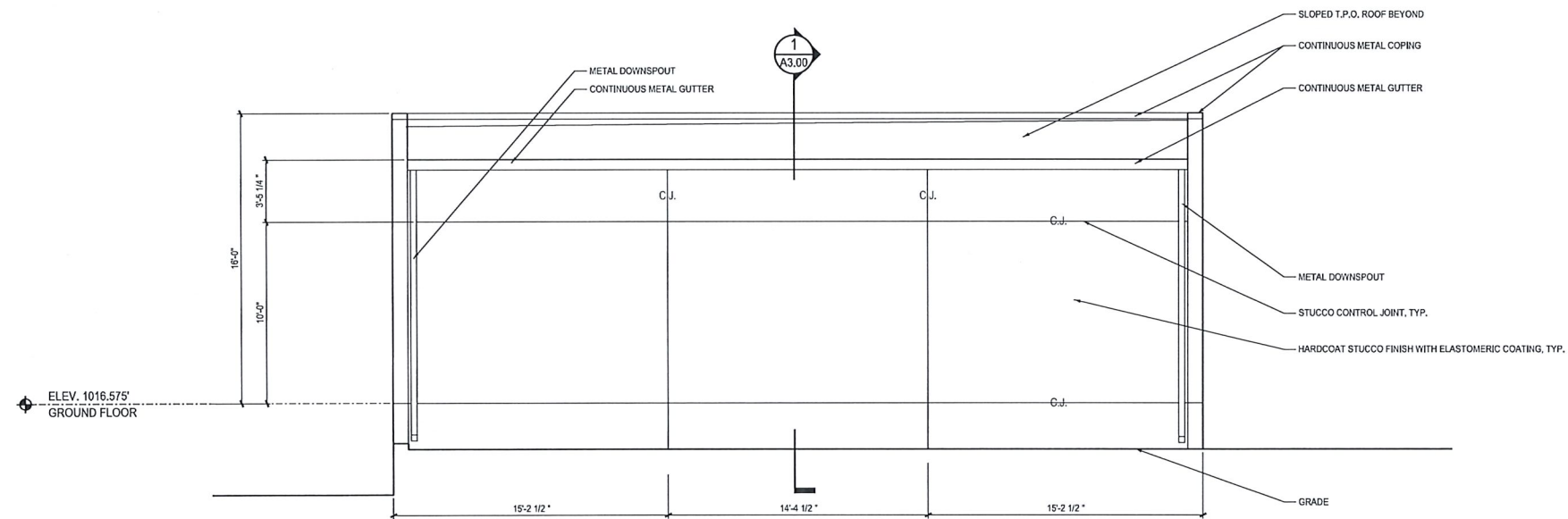
A2.00
ELEVATIONS
1/4" = 1'-0"



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1 SIDE ELEVATION
A2.01 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
A2.01 SCALE: 1/4" = 1'-0"

ISSUED
10.08.18 For SA ²

New Retail White Box
3178 Peachtree Road
Atlanta, GA 30305

Project Number: 616.00
RELEASED FOR PERMIT & CONSTRUCTION

Selig Enterprises
1100 Spring Street NE, Suite 550
Atlanta, GA 30309

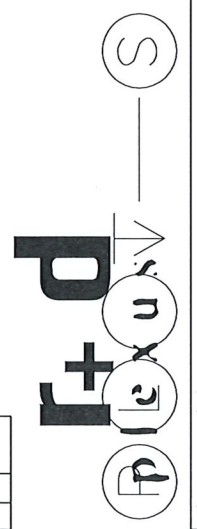
CONTRACTOR

STRUCTURAL
Kelly Albright
PEC Structural Engineering
130 Krog Street, Suite Z
Atlanta, Georgia 30307
404.660.6022

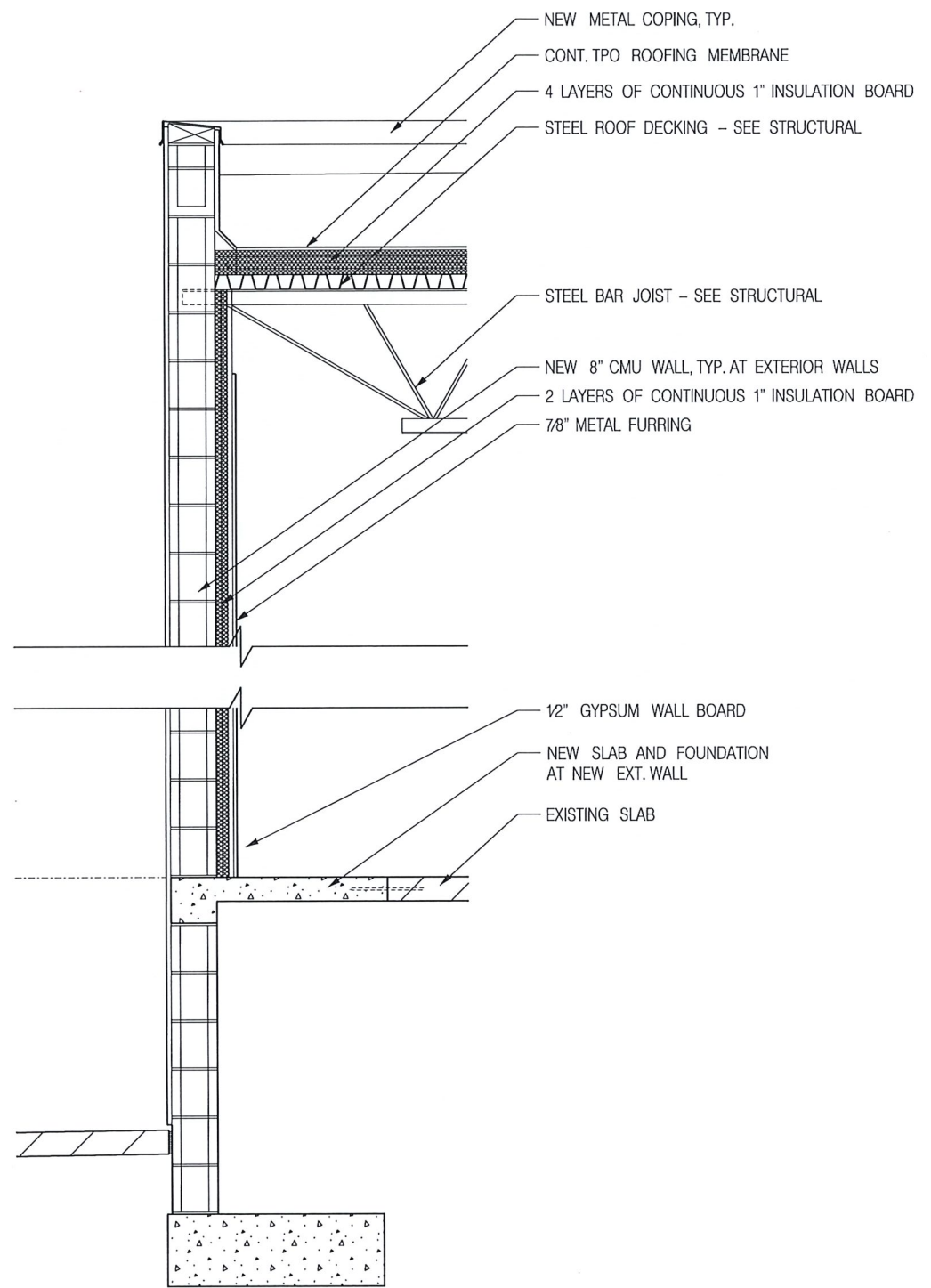
M.E.P. & F.P.
Westside Engineering
5525 Interstate North Parkway
Suite 206
Atlanta, GA 30328
Phone: 404-242-6240

CIVIL

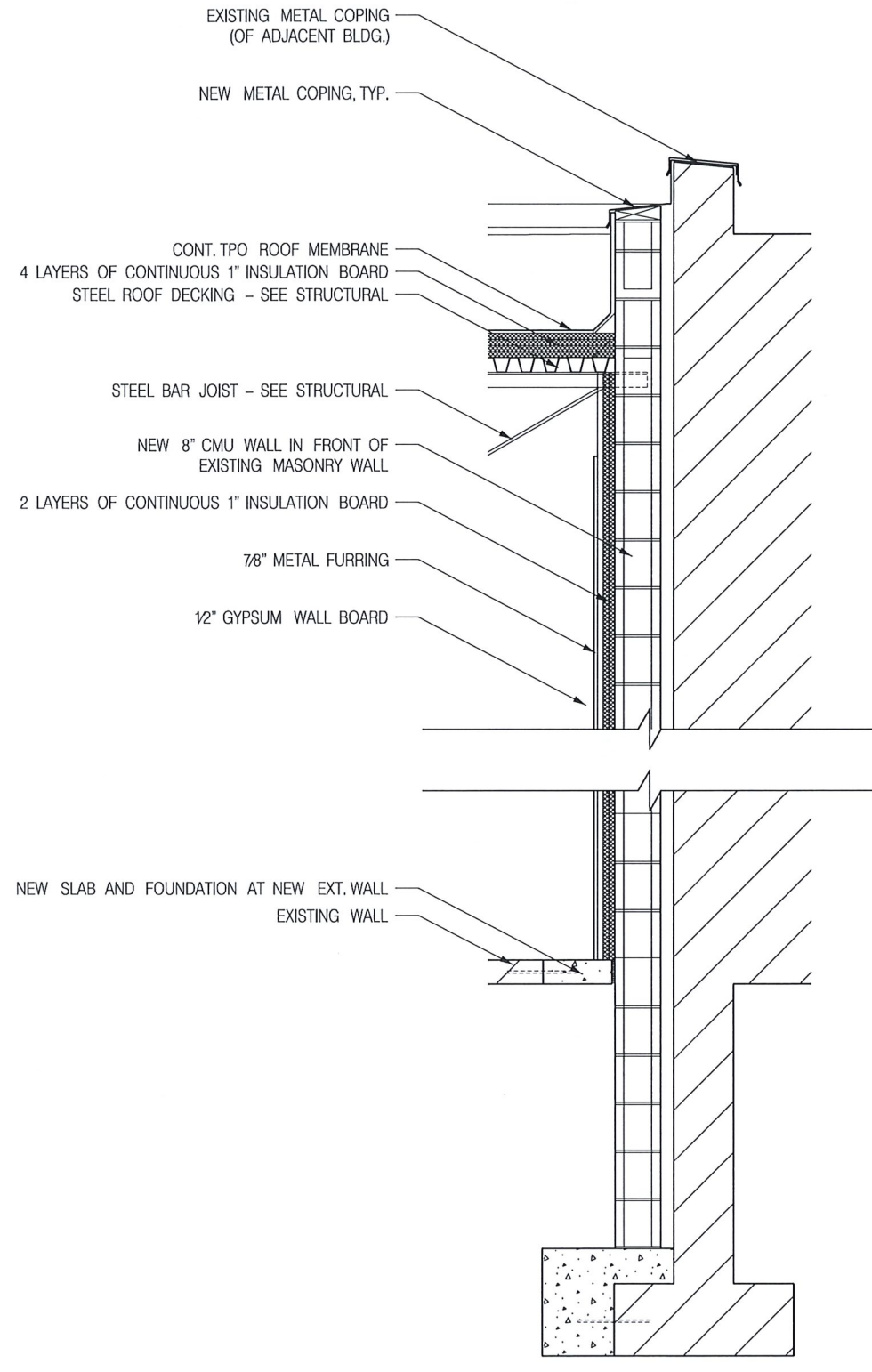
A2.01
ELEVATIONS
1/4" = 1'-0"



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1 DETAIL
A5.00 SCALE: 1" = 1'-0"



2 DETAIL
A5.00 SCALE: 1" = 1'-0"

ISSUED	
NO. 09.18	For SAP

New Retail White Box
3178 Peachtree Road
Atlanta, GA 30305

Selig Enterprises
1100 Spring Street NE, Suite 550
Atlanta, GA 30309

Project Number: 616.00
RELEASED FOR PERMIT & CONSTRUCTION

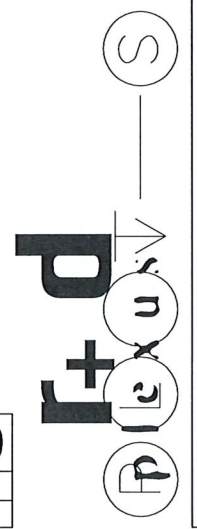
CONTRACTOR

STRUCTURAL
Kelly Allbright
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404.660.6022

M.E.P. & F.P.
Westside Engineering
5525 Interstate North Parkway
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Phone: 404-242-6240

CIVIL

A5.00
DETAILS
1" = 1'-0"



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3178 Peachtree Rd, Atlanta, GA 30305

PROJECT SUMMARY

To whom it may concern:

Selig purchased the 3178 Peachtree Rd parcel from Huff Furniture in 2017 which adjoins our existing shopping center building on 3160 Peachtree Rd. Due to the poor existing condition of the original wood roof structure, we intend to demolish the building and rebuild on the existing slab.

Our design intent is to mimic the existing shopping center in both building height & material appearance. We are proposing a raised parapet height of 16 feet and interior ceiling height of 12 feet clear with a new exterior masonry fire rated shell with a stucco veneer and decorative storefront.

We hope that our design intent aligns with the aesthetic character of surrounding properties and look forward to any feedback you may have. Attached are elevations and pictures of the proposed design. Please feel free to contact me should you have any questions at 404-405-2313.

Thank you,



Adam McDowell

Construction Manager
Selig Enterprises
1100 Spring St
Suite 550
Atlanta, GA 30309
amcdowell@seligenterprises.com

Applicants must appear in person to file an application. Applications by mail or courier will not be accepted.



APPLICATION FOR A SPECIAL ADMINISTRATIVE PERMIT (SAP)
For SPI, Beltline Overlay, LW, MR, MRC, and NC Zoning Districts
City of Atlanta, Office of Planning (404/330-6145)

File No.: _____

APPLICANT (name) ADAM McDOWELL

COMPANY SELIG ENTERPRISES, INC.

ADDRESS 1100 SPRING ST NW, STE 550, ATLANTA, GA 30309

PHONE NO. 404.405.2313 EMAIL amcdowell@seligenterprises.com

PROPERTY LANDOWNER SELIG ENTERPRISES, INC

ADDRESS 1100 SPRING ST. NW STE 550, ATLANTA, GA 30309

PHONE NO. 404.405.2313 EMAIL amcdowell@seligenterprises.com

ADDRESS OF PROPERTY 3160 Peachtree RD. ATLANTA, GA 30305

Land District 17 Land Lot 61 Council District 7 NPU B

Is property within the BeltLine Overlay District? Yes No Zoning Classification SPI-9 SAI

DATE STAMP
RECEIVED BY
OFFICE OF
PLANNING

INSTRUCTIONS (approved SAP plans shall be included in Building Permit Application submittal to the Office of Buildings):

- **Demolition Permits:** Applications for demolition permits shall not be approved until the SAP is approved.
- **Signage:** SAP approval for free-standing/monument and/or projecting structures only. Signage approval issued by Office of Buildings.
- **Photographs (buildings/site):** For alterations to existing building facades and/or site modifications to document existing conditions.
- **Submittal Package Requirements (See detailed checklist):**
 - 1) **Project Summary:** Provide cover letter describing new construction, alterations, repairs or other changes to the exterior of existing structures or to the site. Requests for administrative variations must be accompanied by a written justification for each.
 - 2) **Property Survey:** Submit two (2) copies. Lot consolidation, replatting or subdivision may be required prior to approval of SAP.
 - 3) **Site Plan (released for construction and sealed) and Building Elevations:**
 - a. **Initial Plan Submission: Two (2) copies for initial review (four (4) copies that require DRI & NPU review).** Also, copies of applicable Rezoning Legislation, Special Use Permit, Variance or Special Exception letters from Board of Zoning Adjustment.
 - b. **Final Plan Submission (after staff review) incorporating staff comments: 11 copies of site plan and 5 copies of elevations.**
 - c. **Other information:** Additional plans or documents may be required at the discretion of the Office of Planning.
 - 4) **Property Owner Authorization:** Submit required notarized owner consent per attached form.
 - 5) **Notice to Applicant:** Submit attached form with signature and date.
- **Additional Submittal Requirements (as applicable):**
 - 1) **BeltLine, NC-2, NC-10, NC-11, NC-12, NC-14 Districts:** Pre-application conference with Planning Staff is required prior to SAP submittal. **INCLUDE EXTRA COPY OF SUBMITTAL PACKAGE** for the required 21-day NPU review period as detailed below:
 - a. Mail a copy of the SAP application and plans which are stamped received by the Office of Planning to the NPU.
 - b. Submit a copy of U.S. Postal Service Certificate of Mailing within 5 business days of SAP application submittal.
 - c. Submit notarized Affidavit of NPU Notification within 5 business days of SAP application submittal.
 - 2) **Development Review Committee (DRC):** Projects within SPIs 1, 9, 12, 15, 16, 17 districts may require review by DRC.
 - 3) **Development of Regional Impact (DRI) Study:** Developments either; over 300,000 sf; or greater than 400 residential units; or a mixed-use development with more than 222 residential units require a DRI approval by GRTA and ARC.
 - a. **Initial submission:** DRI Form 1 with the SAP application. Planning staff will then submit information to GRTA and ARC.
 - b. **Final submission:** Copy of the DRI Notice of Decision letter shall be printed on the final site plan submission.
- **Watershed Management (DWM) Requirements (Section 74-504(a)):** consultation meeting with DWM is REQUIRED to determine applicable stormwater improvements. Call 404-330-6249 or visit www.atlantawatershed.org/greeninfrastructure
- **Fees (non-refundable):** Payable to the "City of Atlanta" in the form of cash, credit card, personal or cashier check, or money order.
 - Exterior demo, outdoor dining new/expansion, or non-expansion: \$250.
 - Developments < 50,000 sqft of floor area: \$500.
 - Developments 50,000 to 250,000 sqft of floor area: \$1,000.
 - Developments ≥ 250,000 sqft of floor area: \$1,500.

I HEREBY AUTHORIZE CITY STAFF TO INSPECT PREMISES OF ABOVE DESCRIBED PROPERTY. I HEREBY DEPOSE THAT ALL STATEMENTS HEREIN ATTACHED & SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date 9/25/18 Signature of Applicant [Signature]

The City Code provides that Planning Director shall review each request for an SAP within 30 days of a filing of a **completed*** application. (Atlanta Code Chapter 16, Section 16-25). * Note: NPU/DRC notification and review, as applicable, are required to complete the SAP application.

(FOR OFFICE OF PLANNING OFFICE USE ONLY)

The above request for a Special Administrative Permit (SAP) was approved or denied on _____
See attached **Special Administrative Permit Approval Form(s)** for detailed approval information.

Signed for Director, Office of Planning _____ Staff Reviewer - Print Name _____

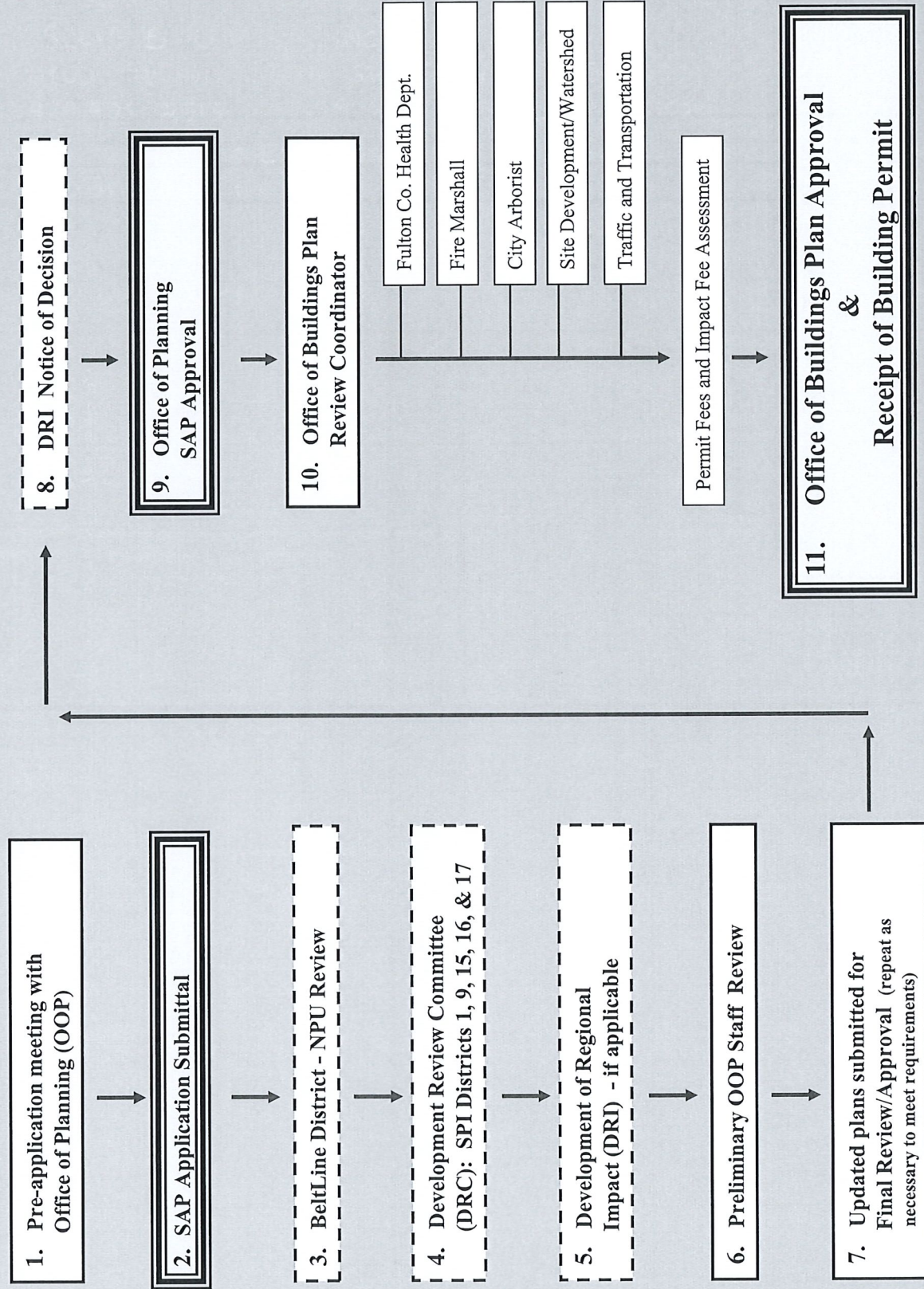


City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Submittal Checklist

The following checklist is designed to assist petitioners in preparing required materials for SPI, Beltline Overlay, NC, LW, MRC, and MR districts. **Items omitted will delay applicant's review process.** The following items are required as part of a complete application for a Special Administrative Permit. **NPU Notification and DRC review, as applicable, are required as a part of a completed SAP application.** Please note: * **FINAL APPROVED SAP PLANS ARE REQUIRED WITH THE PERMIT APPLICATION SUBMITTAL TO THE OFFICE OF BUILDINGS.**

- ___ 1. **SAP Application Form and Property Landowner Authorization Form:** completed with notarized signatures.
 - ___ 2. **Notice to Applicant Form:** with signature and date.
 - ___ 3. **Project Summary:** Provide cover letter clearly describing all new construction, alterations, repairs or other changes to the exterior appearance of existing structures or site. **Any administrative variations ARE REQUIRED to be accompanied by a written justification for each variation requested.**
 - ___ 4. **Property Survey:** Two (2) copies of survey (for new single-family and duplex construction, show existing footprints of principal structures on adjoining lots fronting the same street).
 - ___ 5. **Site Plan** (drawn to scale, released and sealed for construction) of proposed improvements showing items listed below*. **Initial Submission:** two copies (three if DRI approval required) for staff review. **Final Submission (after staff review):** 11 copies.
 - a) Date, north arrow, and graphic scale.
 - b) Adjacent streets, with street names, property lines and dimensions, and easements.
 - c) **Existing conditions to remain:** identify all overhead utility poles, transformers, above ground stormwater detention areas and inlets.
 - d) **Proposed new installations:** Identify the number, type and location of new street lights, transformers, AC units and other similar mechanical/accessory equipment at or above grade. Identify such items in the public right-of-way which final approval by Department of Public Works or GDOT is required.
 - e) Specify location and widths for all Sidewalks (street furniture and clear zones) and Supplemental Zones.
 - f) Ground floor layout plan with building and tenant entrances also shown
 - g) Street-front ground floor façade fenestration – vertical/horizontal window dimensions and % of façade length
 - h) Outdoor dining – seating plan, dimensions, and % of business establishment floor area
 - i) Height of structures (including fences/walls)
 - j) Parking, driveway and curb cut layout and dimensions (auto, truck loading, & bicycle/moped)
 - k) Location of parking deck light fixtures. Also indicate amount of foot-candles, and type of light fixture
 - l) **Landscape plan:** Planting locations including street trees (with tree species and calipers indicated), parking lot and other on-site landscaped areas (with the dimensions and percentage of lot calculated).
 - m) **Site Plan Specifications Table*** (show specifications in table form on site plan):
 - Zoning Classification, Net Lot Area & Gross Land Area, Floor Area Ratio (FAR), square footage of structures & individual uses
 - Number of minimum and maximum required parking spaces (auto & bicycle/moped), & loading spaces**
 - For commercial** uses:
 - Maximum building coverage
 - Public space area (PSR)
 - For residential** uses:
 - Number of total dwelling units and bedroom count per unit.
 - Total open space (TOSR) as applicable
 - Total useable space (UOSR) – amount specified for balconies, rooftop terraces, plazas/parks, etc.
- * As applicable per scope of work on project
 ** Show required and proposed (where applicable measure in square footage)
- ___ 6. **Rooftop plan** when counted towards open space requirements.
 - ___ 7. **Elevation drawings of all building facades** (5 copies)
 - ___ 8. **Section drawing(s)** as needed showing required sidewalks, supplemental zones (with retaining walls), and building façade & finished floor-level dimensioned within 5 feet above the adjacent sidewalk-level
 - ___ 9. **DRI conditions of approval, rezoning legislation, variance or special exception letters** printed on site plan.
 - ___ 10. **Beltline Overly District, NC-2, NC-10, NC-11, and NC-12 properties:**
 - Notarized **Affidavit of NPU Notification**, and Copy of **U.S. Postal Service Certificate of Mailing**.
 - ___ 11. **Zoning Conditions/Approvals:** provide copies of applicable Rezoning Legislation, Special Use Permit, Variance or Special Exception letters from Board of Zoning Adjustment.
 - ___ 12. **Other information** necessary for the SAP as requested by staff.
 - ___ 13. **Watershed Management (DWM) Requirements (Section 74-504(a)):** consultation meeting with DWM is **REQUIRED** to determine applicable stormwater improvements. Call 404-330-6249 or visit www.atlantawatershed.org/greeninfrastructure

Special Administrative Permit (SAP) - Development Review Process





City of Atlanta Office of Planning
**DEVELOPMENT REVIEW COMMITTEES (DRC)
In Special Public Interest (SPI) Districts**

Development Review Committees (DRC) have been established as an advisory group for the purpose of providing to the Director of the Office of Planning formal comments on Special Administrative Permit (SAP) applications within a particular SPI zoning district. Applicants are required to make a presentation of their project to the applicable DRC committee. DRC review is required as part of a completed SAP application.

Each DRC shall consist of committee members representing the corresponding SPI district stakeholders, including: property owner(s), business owner(s) or resident(s), and applicable neighborhood organization(s).

The DRC convenes monthly (or as needed) to comment on SAP applications within a particular District. Each DRC shall provide recommendations to the Office of Planning Staff and the applicant within 7 business days, unless applicant is requested to return to the applicable DRC, and or present to respective neighborhood organization(s), or NPU.

DRC Committees (established by City Council Resolution)

- SPI-1 Downtown (2007)
- SPI-9 Buckhead Village (2010)
- SPI-12 Buckhead/Lenox Stations (2012)
- SPI-16 Midtown District (2001)
- SPI-17 Piedmont Avenue (2001)
- SPI-15 Lindbergh (2001)

Meeting Dates and Locations

Downtown SPI-1

Meetings held the 4th Thursday of each month
Central Atlanta Progress, 50 Hurt Plaza, Suite 110
Contact: Jennifer Ball at jball@atlantadowntown.com
(404) 522-3344

Midtown SPI-16 and Piedmont Avenue SPI-17

Meetings held the 2nd Tuesday of each month
Midtown Alliance, 999 Peachtree Street, Suite 730
Contact: Ginny Kennedy at ginny@midtownalliance.org
(404) 892-4782

Buckhead Village SPI-9 and Buckhead/Lenox SPI-12

Meeting held 1st Wednesday of each month
BATMA, 3340 Peachtree Road
Tower Place Building 100, Suite 1515
Contact: Denise Starling at denise@batma.org
(404) 842-2680

Lindbergh SPI-15

Meeting dates coordinated as necessary
MARTA Headquarters, 2424 Piedmont Road
Contact: City of Atlanta Planning Staff
(404) 330-6145

Application Submittal and Review Process

- 1) Pre-application meeting with Office of Planning staff.
- 2) Notify the applicable DRC contact (as listed above) to arrange placement on the next scheduled DRC meeting agenda.

DRC Submittal Requirements

- 1) Written summary of proposed scope of work (include applicable project information such as total square footage, # and breakout of residential units, and square footage break out of each commercial use, building height, parking and loading provided, etc.).
- 2) Identification of all administrative variations requested, and written justification for each requested.
- 3) PDF Digital drawings (to-scale) of site plans and building elevations as applicable to the scope of work.
- 4) Photographs of the existing property.
- 5) Contact DRC representative to e-mail project information (prior to meeting) and confirm DRC meeting date and time.
- 6) At DRC meeting:
 - a. Provide hardcopies of cover letter and drawings (in 11"x17" size) for distribution to each committee member.
 - b. Provide drawings on boards for project presentation to committee members or digital powerpoint presentation (coordinate with DRC representative on the latter).

Committee Review Responsibilities

- 1) Make recommendations on project concerning zoning requirements and administrative variations requested.
- 2) Make other design recommendations for consideration concerning an application. Note: these other recommendations are not code requirements.



SPECIAL ADMINISTRATIVE PERMIT (SAP)

Affidavit of NPU Notification for Beltline, NC-2, NC-10, NC-11, NC-12 and NC-14 Districts

File # _____

This Affidavit form and a copy of the **United States Postal Service Certificate of Mailing** are required by owner and applicant of the property subject to the Special Administrative Permit application. Submit within FIVE (5) days of application submittal.

Neighborhood Planning Unit (NPU) has TWENTY ONE (21) days from the date of the associated certificate of mailing to provide one (1) set of written comments to the Office of Planning prior to any SAP approval.

LOCATION OF SUBJECT PROPERTY:

Street Address(es): 3160 PEACHTREE RD, ATLANTA, GA 30305

Zoning Classifications SPI-9 SAI Land District 17 Land Lot 61 Council District 7 NPU B

APPLICANT:

Name: ADAM MCDOWELL

Company: SELIG ENTERPRISES, INC

Address: 1100 SPRING ST NW, STE 550 ATLANTA, GA 30309

Telephone: 404.405.2313 Email: amcdowell@seligenterprises.com

As the APPLICANT, I, Adam McDowell swear and affirm that I have notified the NPU(s) to which this Special Administrative Permit (SAP) affects, and am aware of the applicable requirements of the City of Atlanta Zoning Ordinance Sections 16-36.004, 16-32J.002(1), 16-32K.002(1), and 16-32L.002(1).

NPU Contact Information

Name of Contact Person(s) Phone Number(s) Email Address(es)

Adjacent NPU(s) Contact Information

Name of Contact Person(s) Phone Number(s) Email Address(es)

(To be completed by Notary):

Personally Appeared Before Me this _____ day of _____, 20_____.

Who Swears That the Information Contained In this Authorization Is True and Correct To the Best of His or Her Knowledge and Belief.

Signature of Notary Public

Date

(To be completed by Applicant & Staff):

Signature of Applicant

Printed Name of Applicant

Office of Planning Staff

Signature of Staff only represents that the required notification to the NPU has been completed and does not indicate any position of the Office of Planning on the application.



City of Atlanta Office of Planning
BELTLINE SPECIAL ADMINISTRATIVE PERMIT (SAP)
NPU Notification Form

BL- _____

NPU Chairperson or Designee:

Enclosed is a copy of a Special Administrative Permit (SAP) application for a property located within the BeltLine Overlay Zoning District. As part of the SAP application, applicants are required to submit site plans and building elevations, as applicable to the scope of work, to the Office of Planning for approval prior to obtaining a building permit. Per **Section 16-36.004** of the Beltline district regulations SAP approval is required for:

“All exterior demolition, new construction (including additions to existing buildings), expansions of outdoor dining or any construction which results in increased lot coverage, modification of the building footprint, or modification of building facades that alters the configuration of openings. “

In addition to the SAP submittal as specified above, per **Section 16-36.004** the applicant is also required to send a full copy of the SAP application to the respective NPU chair or their designee, evidenced with a certificate of mailing, so that the NPU has an opportunity to review and provide written comments to the Office of Planning regarding an application prior to any SAP approval. Please note, where underlying regulations require Variance, Special Exception or Special Use Permit action, the SAP shall not be issued until the necessary approval has been obtained.

The time period for NPU comment is 21 days from the date of the postage receipt. If the NPU has no comments, or feels they are unnecessary, the Office of Planning should receive such written notification as soon as possible within the 21-day period. Comments received after the designated review period cannot be considered in the Office's project review or approval.

The BeltLine Zoning Overlay District primarily has design requirements that prescribe parameters for site layout and building elevations. The district regulations do not address issues related to land use or density (building square footage or number of units) as these are addressed by the underlying zoning district regulations. Therefore, NPU review should primarily focus on the following items as addressed in the Beltline Zoning District including:

- Building placement
- Building setbacks adjacent to streets (pertaining to minimum sidewalks and supplemental zones widths), and transitional yards
- Provision of sidewalks and street trees
- Provision of parking, loading and bicycle spaces
- Location of parking and driveways
- Parking lot landscaping
- Parking deck façade elevations
- Building façade elevations related to entrances and windows
- ...and other BeltLine regulations

For questions, ask for a BeltLine staff member at 404/330-6145.

Please send your written comments and or questions referencing the SAP case number and address to:

BeltlineBOP@atlantaga.gov

Applicant shall submit this form letter as the cover page to the package mailed to NPU chair or designee.



City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMIT (SAP) APPLICATION
Notarized authorization by Property Landowner

File # _____

(Required only if applicant is not the owner of the property subject to the application)

TYPE OF APPLICATION: **Special Administrative Permit**

I, Selig Enterprises, Inc. SWEAR THAT I AM THE **LANDOWNER**
owner(s) name

OF THE PROPERTY LOCATED AT: 378 PEACHTREE RD

AS SHOWN IN THE RECORDS OF Fulton COUNTY, GEORGIA
 WHICH IS THE SUBJECT MATTER OF THE ATTACHED APPLICATION. I AUTHORIZE THE
 PERSON NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS
 APPLICATION.

NAME OF APPLICANT (PRINT CLEARLY):

ADAM MCDOWELL - CONSTRUCTION MANAGER
SELIG ENTERPRISES

ADDRESS: 1100 SPRING ST. NW STE 550
ATLANTA GA 30309

TELEPHONE: 404-405-2313 EMAIL: amcdowell@seligenterprises.com

Bonnie Dean
 Signature of Property Landowner

Bonnie Dean
 Print Name of Property Landowner

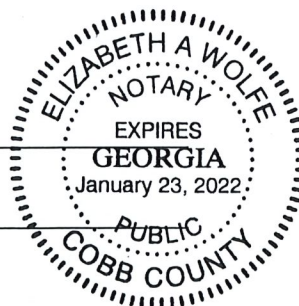
Personally Appeared
 Before Me

Bonnie Dean

Who Swears That The
 Information Contained
 In this Authorization
 Is True and Correct
 To The Best of His or Her
 Knowledge and Belief.

Elizabeth A Wolfe
 Signature of Notary Public

Date 10/10/2018



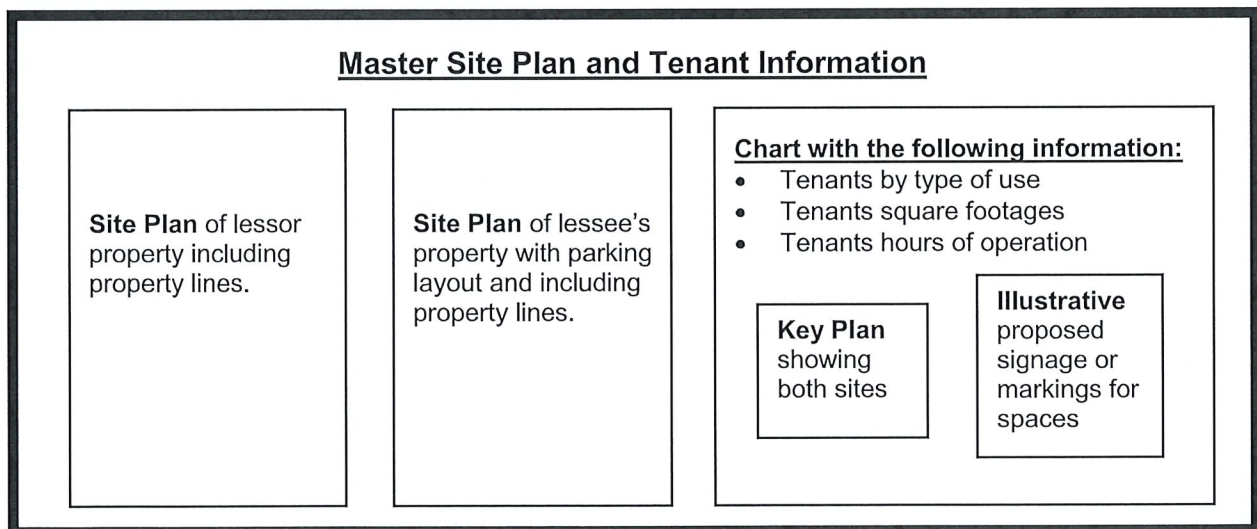


City of Atlanta Office of Planning
SPECIAL ADMINISTRATIVE PERMITS (SAP)
Submission Requirements for Shared Off-site Parking Arrangements

The Director of the Office of Planning or their designee may approve a shared off-site parking arrangement, as permitted by the corresponding zoning district, subject to the applicant providing the following documentation:

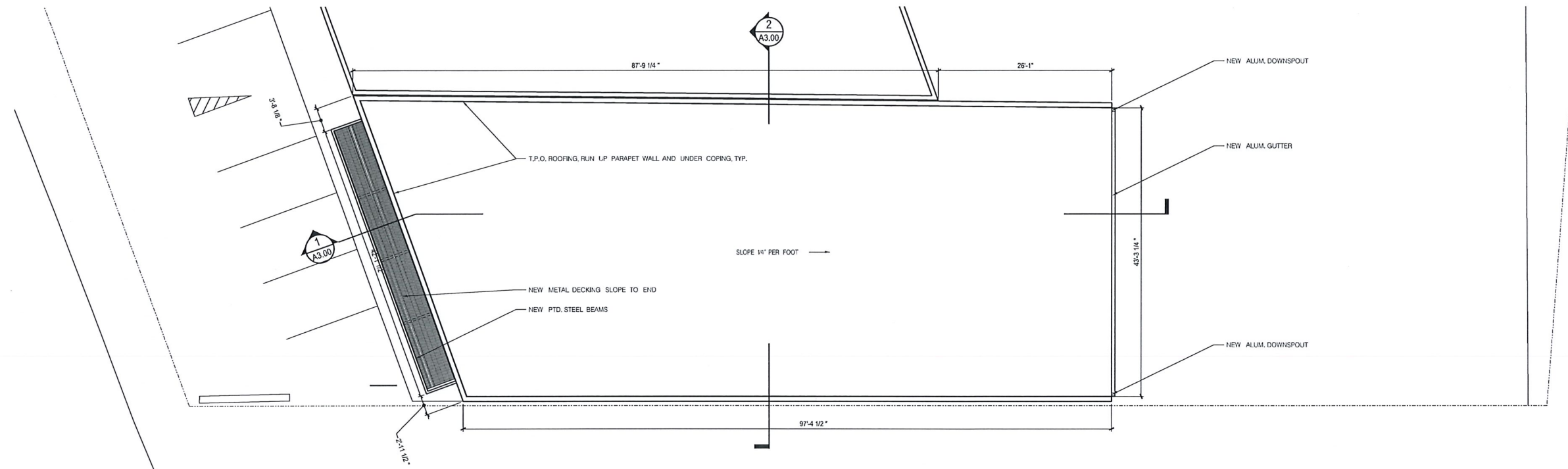
1. Written summary describing the shared parking arrangement which shall identify:
 - a) Subject property: the principal property address and the lessee's name and contact information
 - b) Off-site parking: the off-site property address and the lessor's (property owner) name and contact information
2. Written notarized consent of the property owners agreeing to the shared parking arrangement.
3. Property owner verification: affidavits, deeds or other documents that verify current property ownership information of the property providing the off-site parking.
4. Copies of valid notarized parking leases which shall include:
 - a) The term of the lease and expiration date. Note: lapse of a required lease agreement may result in revocation of building permits/business licenses. Renewed leases shall be filed with the Office of Planning.
 - b) A list of all executed lease agreements for the off-site parking location which are current at the time that the application is filed with the Office of Planning. For each agreement identify the tenant, the time frame, the number of parking spaces to be used, and the hours of operation during which the spaces are leased. If no agreements exist, submit affidavit from property owner stating to that affect.
5. Site plans for all properties to be included in the shared parking arrangement. Said plans shall include the following:
 - a) Drawn to-scale that indicates the location and the layout of the proposed parking spaces in relation to the lessor's property.
 - b) Documentation of all tenants sharing the parking facility, including:
 - i. By type of use (i.e. retail, eating and drinking establishment, office, residential, etc.) and their individual tenant square footages to determine minimum parking requirements for each.
 - ii. Hours of operation of each tenant.
 - c) Illustrative indication of how such shared off-site parking spaces shall be clearly marked and signed reserved during the specified lessor's hours.

Sample site plan with applicable information:



Please note the following requirements are also generally applicable:

- Compliance with the criteria of Section 16-25.002(3).
- Compliance with the parking lot landscape requirements of the applicable zoning district and Chapter 158-30.
- On-street parking in the public right-of-way is typically not counted towards a parking arrangement.



1 ROOF PLAN
A1.03 SCALE: 1/8" = 1'-0"

ISSUED
10.09.18 For SAP

New Retail White Box
3178 Peachtree Road
Atlanta, GA 30305

Selig Enterprises
1100 Spring Street NE, Suite 550
Atlanta, GA 30309

Project Number: 616.00
RELEASED FOR PERMIT & CONSTRUCTION

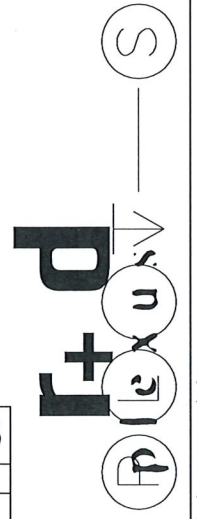
CONTRACTOR

STRUCTURAL
Kelly Allbright
PEC Structural Engineering
130 Krog Street, Suite Z
Atlanta, Georgia 30307
404.660.6022

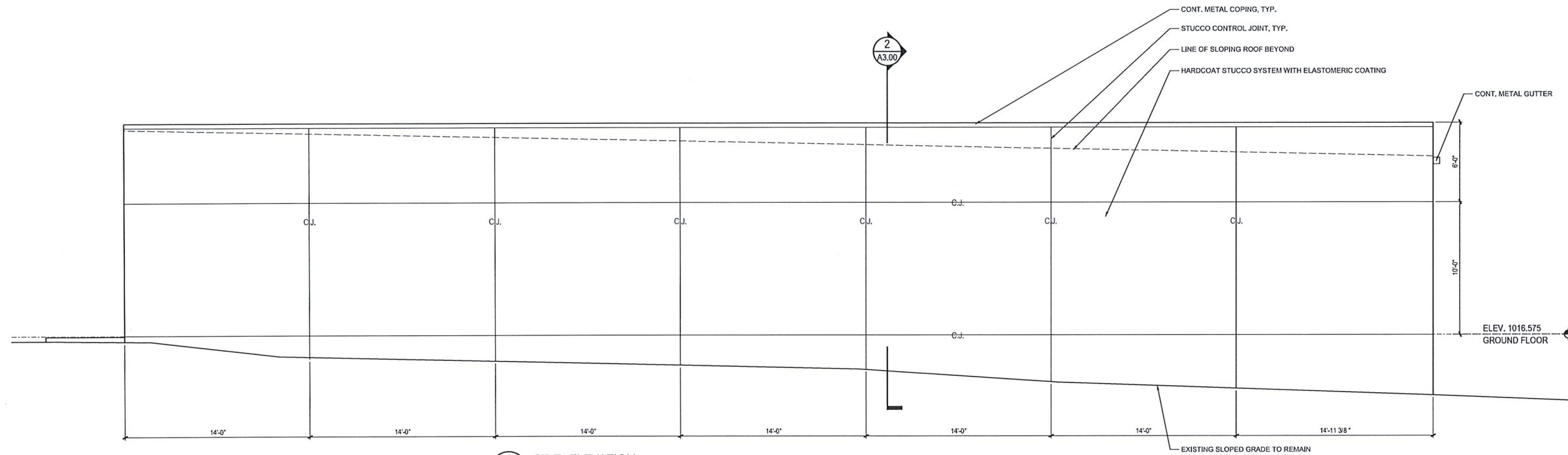
M.E.P. & F.P.
Westside Engineering
5525 Interstate North Parkway
Suite 200
Atlanta, GA 30328
Phone: 404-242-6240

CIVIL

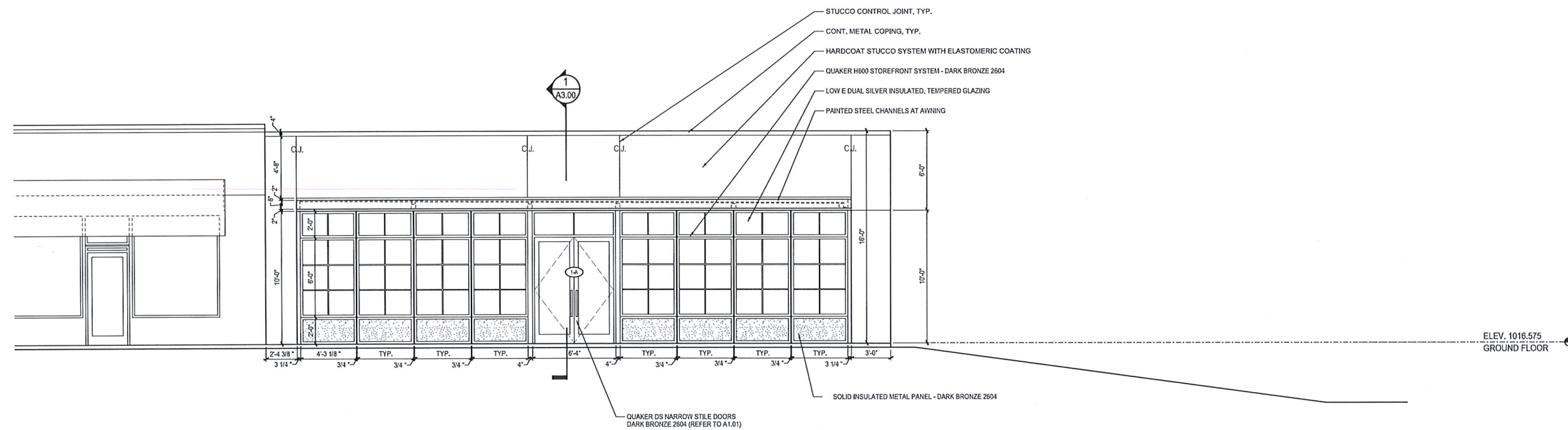
A1.03
ROOF PLAN
1/8" = 1'-0"



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404.519.7728 PHONE
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1 SIDE ELEVATION
A2.00 SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
A2.00 SCALE: 1/4" = 1'-0"

ISSUED
10/28/18 For SA ²

New Retail White Box
3178 Peachtree Road
Atlanta, GA 30305

Selig Enterprises
1100 Spring Street NE, Suite 550
Atlanta, GA 30309

Project Number: 6116.00
RELEASED FOR PERMIT & CONSTRUCTION

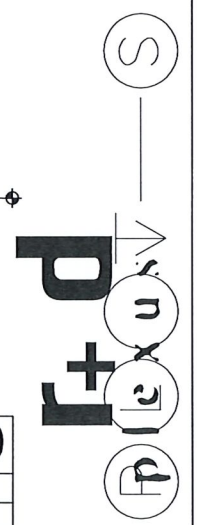
CONTRACTOR

STRUCTURAL
Kelly Allbright
PEC Structural Engineering
130 Krog Street, Suite Z
Atlanta, Georgia 30307
404.660.6022

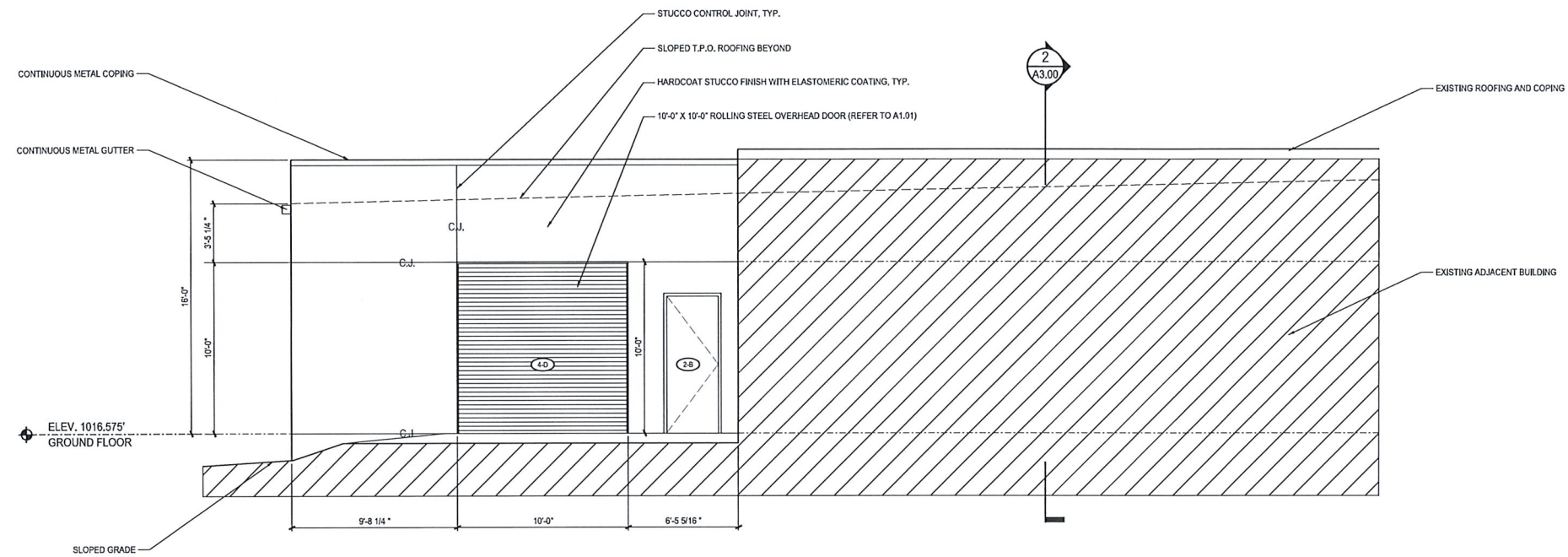
M.E.P. & F.P.
Westside Engineering
5525 Interstate North Parkway
Suite 200
Atlanta, GA 30328
Phone: 404-242-6240

CIVIL

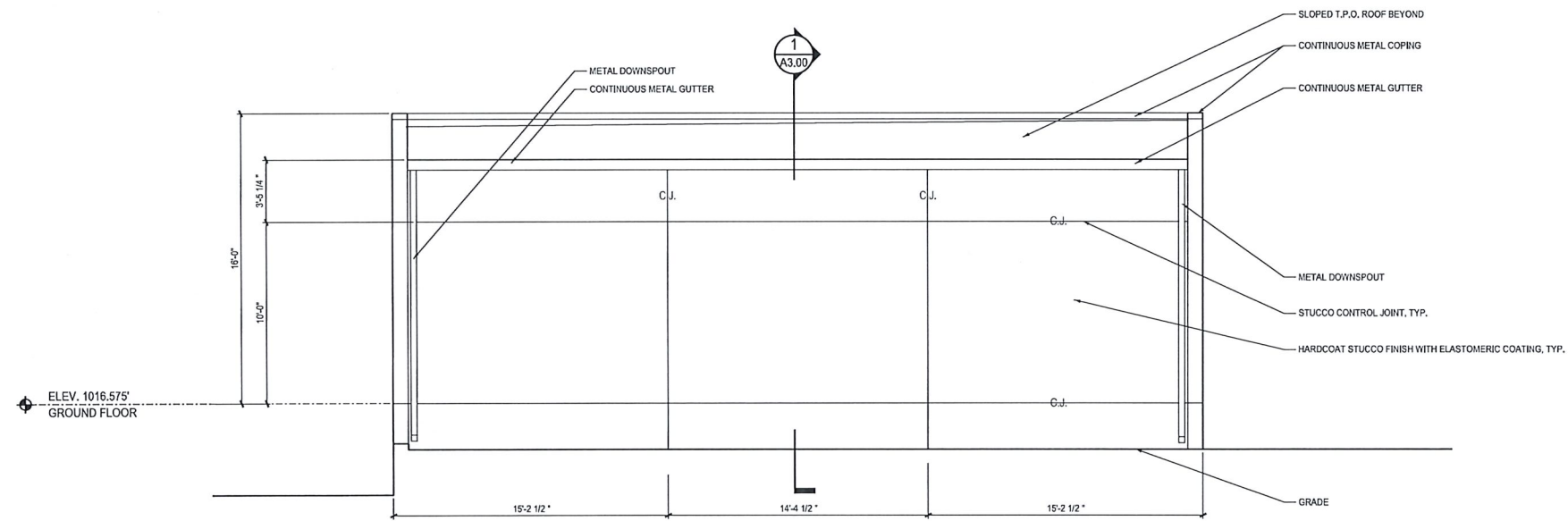
A2.00
ELEVATIONS
1/4" = 1'-0"



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1 SIDE ELEVATION
A2.01 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
A2.01 SCALE: 1/4" = 1'-0"

ISSUED
10.08.18 For SA ²

New Retail White Box
3178 Peachtree Road
Atlanta, GA 30305

Project Number: 616.00
RELEASED FOR PERMIT & CONSTRUCTION

Selig Enterprises
1100 Spring Street NE, Suite 550
Atlanta, GA 30309

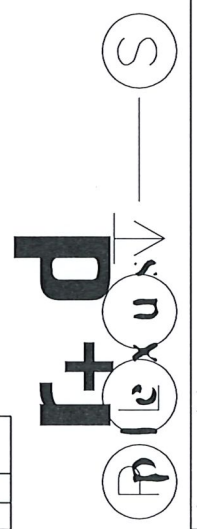
CONTRACTOR

STRUCTURAL
Kelly Albright
PEC Structural Engineering
130 Krog Street, Suite Z
Atlanta, Georgia 30307
404.660.6022

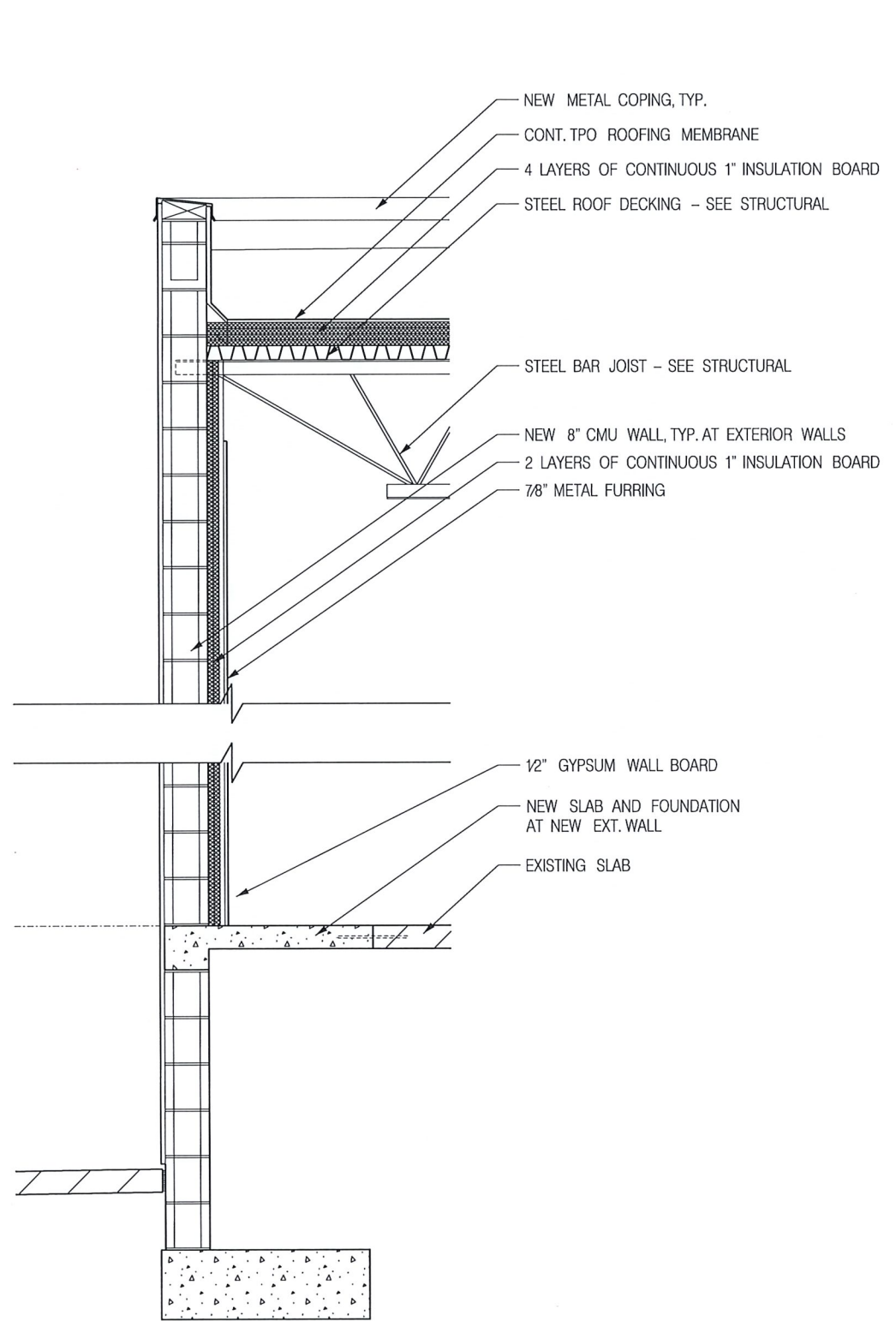
M.E.P. & F.P.
Westside Engineering
5525 Interstate North Parkway
Suite 206
Atlanta, GA 30328
Phone: 404-242-6240

CIVIL

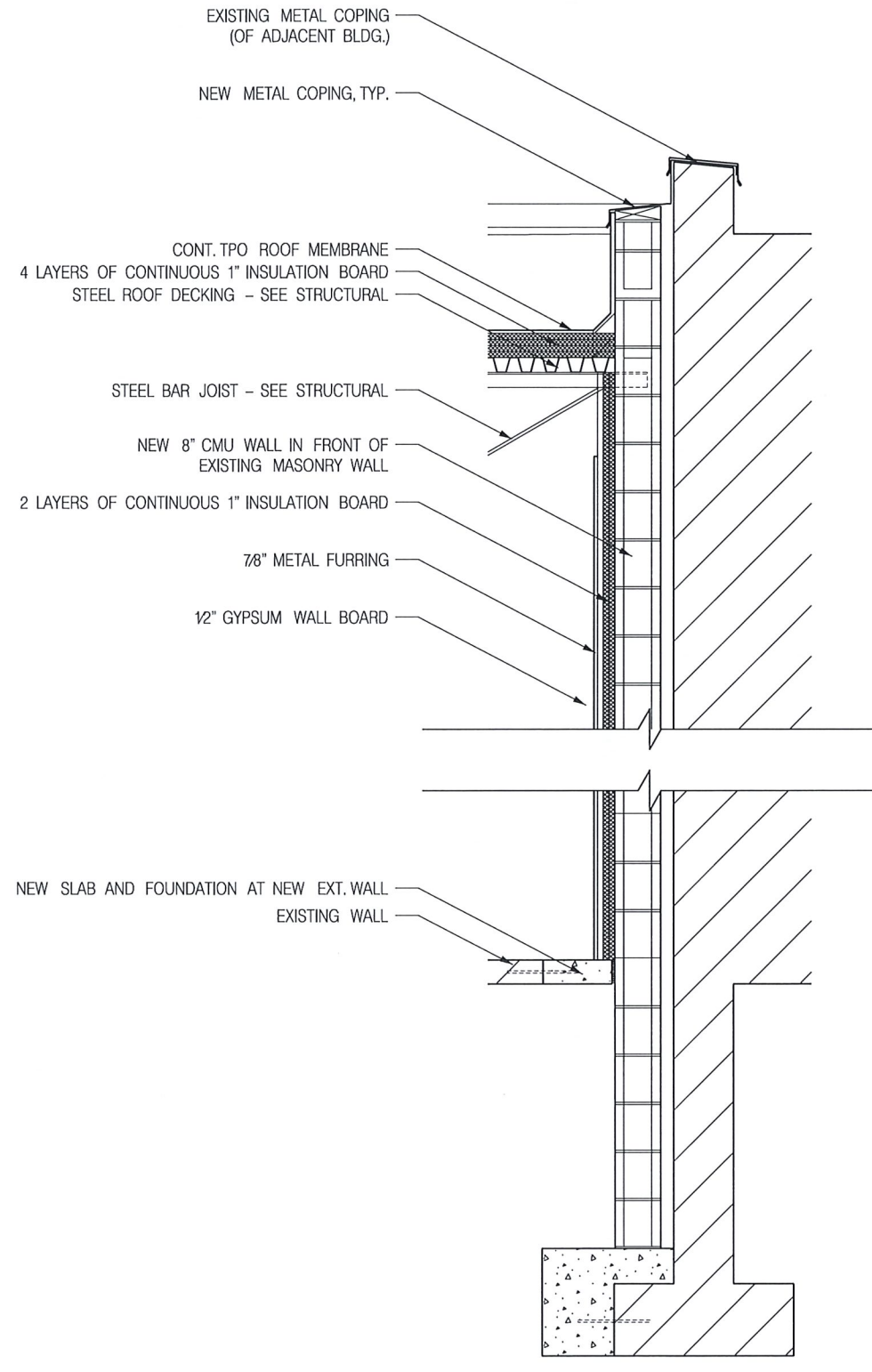
A2.01
ELEVATIONS
1/4" = 1'-0"



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1 DETAIL
A5.00 SCALE: 1" = 1'-0"



2 DETAIL
A5.00 SCALE: 1" = 1'-0"

ISSUED	
NO. 09.18	For SAP

New Retail White Box
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Atlanta, GA 30305

Selig Enterprises
1100 Spring Street NE, Suite 550
Atlanta, GA 30309

Project Number: 616.00
RELEASED FOR PERMIT & CONSTRUCTION

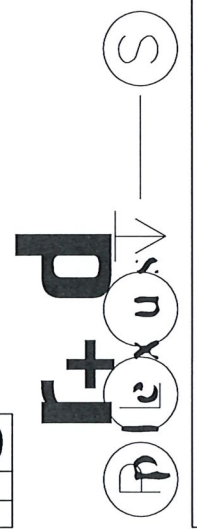
CONTRACTOR

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CIVIL

A5.00
DETAILS
1" = 1'-0"



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